

NOTICE OF FORCE MAJEURE

Zane and Susanna Bianucci Lease
Webster and Cameron Districts, Marshall County, West Virginia

WITNESSETH

THAT WHEREAS, AB Resources LLC ("AB Resources" or "Lessee"), with offices at 6802 W. Snowville Road, Suite E, Brecksville, Ohio 44141, is the owner and operator of the Lessee's interest in and to the oil and gas lease described herein below (the "Lease"); and,

WHEREAS, as Lessee under the Lease, AB Resources intended to drill wells for the production of oil and/or gas therefrom during the primary term thereof; and,

WHEREAS, the Lease was executed on or about April 7, 2006 between TriEnergy, Inc. and Stanley Gorsky, and contained a primary term of five (5) years, that will expire on or about April 7, 2011; and,

WHEREAS, by Assignment dated October 5, 2006, TriEnergy, Inc. assigned an interest under the Oil and Gas Lease to AB Resources; and,

WHEREAS, Zane and Susanna Bianucci ("Bianuccis") purchased the property from the original lessor, Stanley Gorsky by deed on or about July 18, 2008; and,

WHEREAS, on or about March 1, 2010, during the primary term of the Lease, the Bianuccis filed an action for declaratory relief (the "Action") in Circuit Court for Marshall County, West Virginia, seeking to have the Lease declared void and unenforceable; and,

WHEREAS, pursuant to Section 17 of the Lease, AB Resources has moved to compel arbitration of the Bianuccis' Action seeking to declare the Lease void and unenforceable. A Hearing is scheduled on AB Resources' Motion for August 6, 2010; and,

WHEREAS, the Bianuccis' Action seeking to declare the Lease void and unenforceable has created doubt as to the continuing validity of the Lease, and AB Resources' rights under the Lease to drill for and produce natural gas; and,

WHEREAS, during the pendency of the Bianuccis' Action, AB Resources is unable to drill a well due to ongoing doubt as to whether it possesses rights under the Lease to enter the premises and drill a well, and operate a well on the Bianuccis' property on a going-forward basis; and,

WHEREAS, the pendency of Bianuccis' Action seeking to declare the Lease void and unenforceable has delayed and interrupted AB Resources' attempt to timely drill a well within the primary term of the Lease, and such delay and interruption are due to circumstances that are not within AB Resources' control; and,

WHEREAS, pursuant to Section 13 of the Lease, in the event drilling or other operations are delayed or interrupted as the result of any cause whatsoever beyond the control of the Lessee, the time of such delay or interruptions shall not be counted against the Lessee insofar as the primary term of the Lease is concerned, including the expiration of the primary term; and, the Lease shall be extended for a period of time equal to the time of delay or interruption.

NOW THEREFORE, NOTICE IS HEREBY GIVEN THAT due to the circumstances set forth below, which were not within AB's control as Lessee under the Leases, AB hereby declares Force Majeure under the Lease. The circumstances that were not within AB's reasonable control, which have lead to this declaration of Force Majeure are as follows:

1) On or about March 1, 2010, the Bianuccis filed an Action for Declaratory Relief in the Circuit Court for Marshall County, West Virginia. The Bianuccis' Complaint alleged that as a result of AB Resources' and TriEnergy, Inc.'s failure to timely pay delay rentals in accordance with the terms of the Lease and upon demand, the Lease was void and unenforceable pursuant to the terms of the Lease and West Virginia law. AB Resources was served with the Action on or about March 3, 2010, and timely answered on April 1, 2010. Also, on April 1, 2010, AB Resources moved to compel arbitration of the Bianuccis' Action seeking to declare the Lease void and unenforceable pursuant to Section 17 of the Lease, which requires that all disputes concerning the Lease be arbitrated. AB Resources' Motion to Compel Arbitration is scheduled for a Hearing on August 6, 2010. Based upon information and belief, the Bianuccis' Action, whether arbitrated or tried by the Court, will not be conclusively resolved until sometime after the expiration of the primary term of the Lease, on or about April 6, 2011.

2) The Bianuccis' Action seeking to declare the Lease void and unenforceable has created doubt as to the continuing validity and effect of the Lease with respect to the Bianuccis' property. As a result of the ongoing doubt concerning validity of the Lease, AB Resources is unable to drill a well on the Bianuccis' property, for all of the following reasons: 1) the pendency of the Bianuccis' Action raises doubt whether AB Resources possesses the present right to enter the Bianuccis' premises for the purpose of drilling the well, or whether its entry, with the knowledge of a cloud on the Lease, would constitute trespass, giving rise to potential damages for, inter alia, bad faith trespass; and, 2) the Bianuccis' Action raises doubt as to whether AB Resources could operate and maintain a well, as well as commence and continue production operations, on the Bianuccis' property at the conclusion of the Bianuccis' Action, so to justify the substantial expense and investment associated with drilling a well on the Bianuccis' property. The Bianuccis' Action seeking to declare the Lease void and enforceable has caused an interruption and delay in AB Resources' attempt to timely drill a well on the Bianuccis' property as described above during the primary term, and the filing of Bianuccis' Action was beyond the control of the Lessee.

As a result of the foregoing, AB Resources hereby declares the circumstances set forth above constitute a Force Majeure events under the Lease, as provided for in the Force Majeure section (Section 13).

The subject Lease is identified specifically as follows:

That certain Oil and Gas Lease between Stanley E. Gorsky (as Lessor) and TriEnergy, Inc. (as original Lessee) dated April 7, 2006 and recorded on May 1, 2006, by Memorandum of Oil and Gas Lease with the Clerk of County Commission of Marshall County, West Virginia in Deed Book 651, at Page 611, and covering 261.66 acres of land, more or less, described as follows: County Tax Parcel No. 152001600000000 (183.31 acres), 152000100000000 (56.1 acres), 13 1400200000000 (19 acres), 13 1400210000000 (3.2 acres), containing 261.66 acres, more or less, as recorded in the office of the Recorder of Deeds in said county in Volume(s) 469 and 307, Page(s) 407 and 130. The original lessor's interest in and to the foregoing Lease was transferred to Zane and Susanna Bianucci, by deed dated July 18, 2008, recorded in the Clerk of County Commission of Marshall County, West Virginia, in Deed Book 370, at Page 395. The original lessee's interest in and to the foregoing Lease was assigned by TriEnergy, Inc. to AB Resources LLC by Assignment of Oil and Gas Leases, dated October 5, 2006, and recorded in the Clerk of County Commission of Marshall County, West Virginia, in Book 19, Page 138.

This Notice of Force Majeure is declared by virtue of the rights and authority granted to the Lessee under the Lease. In accordance with Provision 13 of the Leases, the primary term of the Lease is extended by and through Force Majeure by such period of time as AB Resources (as Lessee) is delayed or prevented from drilling at least one well, including but not limited to its intended horizontal Marcellus Shale well, on the leased property due to circumstances beyond its control, which includes the pendency of the Bianuccis' Action seeking to declare the Lease void and unenforceable,

Nothing herein shall prohibit or limit the rights of AB Resources, its successors and /or assigns, to either modify or dissolve this Notice of Force Majeure at any time in future time, upon the final resolution of the Bianuccis' Action or as otherwise agreed to by AB Resources and the Bianuccis. The terms and conditions set forth herein shall extend to and be binding upon the heirs, successors and assigns of the Lessor and Lessee under the Lease.

AB RESOURCES LLC

Mark H. Van Tyne
Vice President – Land

IN WITNESS WHEREOF, I hereunto set my hand and official seal

My commission expires on: 4/18/15

A circular notary seal for the State of Ohio. The outer ring contains the text "NOTARY SEAL" at the top and "STATE OF OHIO" at the bottom, separated by small stars. The center of the seal features a sunburst design with rays emanating from a central point.

This document prepared by:
AB Resources LLC
6802 W. Snowville Rd., Suite E
Brecksville, OH 44141

I, JAN PEST, Clerk of the County Commission of said County, do hereby certify that the annexed writing, bearing date on the June day of 2010, was presented for and by me, admitted to record in my office upon the above certificate as to the parties therein named this 6th day of July 2010 at 1:14 o'clock P.M.

TESTE: John Lee Clerk.